

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes September 12, 2018

ATTENDANCE

Commissioners

Gary Tonge

Linda Dennis

Penuel Barrett

Michael Barlow - absent

Gordon Mariner

Staff

Jocelyn Godwin, Planning

Tim Willard, Solicitor

Jamie Craddock, Planning

1. CALL MEETING TO ORDER

Commission Chairman Tonge called the meeting to order in the First State Community Action conference room at 6:00 p.m.

2. APPROVAL OF AUGUST 15, 2018 MEETING MINUTES

Commissioner Dennis moved, seconded by Commissioner Mariner, to approve the August 15, 2018 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. CASE #2018-08

Georgetown Village Business Park

An application by The Kercher Group, Inc., on behalf of Ilsem, LLC., for preliminary site plan review and approval for the construction of a 7,000 sf restaurant and 13,520 sf retail building. The property is located on the east side of US RT 9 and north side of SCR 469, identified as Sussex County Tax Map ID 135-19.00-30.15, split zoned Neighborhood Business District and Professional Business District (UB2/UB3).

Kevin Smith, of The Kercher Group, Inc., presented the application for John Tekmen of Ilsem, LLC. The project being presented is in the UB2 district, nothing is proposed within the UB3 district at this time. Total site area is 9.7 acres. Phase 1 is 3.5 acres. With revisions to the plans, the restaurant will now be 6,508 sf and the retail building will be 12,800 sf.

Parking spaces required based on the uses is 144, provided on the plan are 164 spaces. Open space required is 8,464 sf and that has been provided. The landscaping requirement is 15%, and 15.9% has been provided. The maximum building footprint allowed is 20%, the plan is at 12.9%.

The parking on the plan is shown to be behind and in front of the building. Based on zoning, the parking is to be in the rear. Based on the shape of the property and the location of the buildings it is best suited to put them facing the property from the front and a waiver is requested from the Town Code §230-87.

The landscape plan exceeds the required minimum number of trees. Sidewalk has been provided per DelDOT. Dumpster located away from the roadway with a fence and plantings.

Chairman Tonge asked if one dumpster location is sufficient to serve both buildings. The applicant stated the area is 25 feet wide and 20 feet deep, able to hold multiple trash receptacles in it.

Stormwater management will be pervious pavement with underdrains. There are designated locations for the runoff if it exceeds capacity. The steepest areas for drains are 1%. The drains are not located in the main drive aisles.

The Commission expressed concern with the traffic, especially with the coming development across the street. It was confirmed that a connection with Sunrise will be required by DelDOT with a future phase, but not with Phase 1. It was confirmed that the light fixtures will be reviewed by the Town.

It was recommended that the Town pursue a reduction in the speed limit along Route 9 prior to their proposed entrance. Similar to the reduction to 35 mph prior to DTCC on Route 404. The reduction could start on Route 9 at the intersection of Asbury Road.

Commissioner Mariner moved, amended by Commissioner Dennis, seconded by Commissioner Barrett, to APPROVE the preliminary site plan application contingent upon the receipt of State agency approvals and satisfaction of the Town Engineer's comments and to grant the waiver from §230-87 as requested. APPROVED (UNANIMOUS)

4. Public Comment

No comments were offered.

5. Planning Department Report

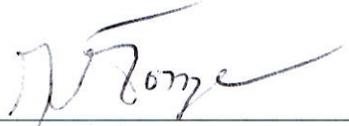
The Commission discussed topics for a workshop with Town Council to be scheduled later this year.

The Planning Department reported that two single family home building permits have been issued. Commercial permits for Georgetown Storage and the Tru by Hilton Hotel have been issued. The Certificate of Occupancy has been issued for Sun Behavioral Health and an open house is scheduled for October 1st. A portion of the Town has been designated as an Opportunity Zone which will provide tax incentives for investors.

6. ADJOURNMENT

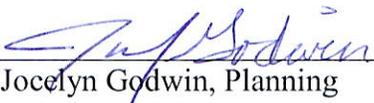
Commissioner Dennis moved, seconded by Commissioner Mariner, to adjourn the meeting at 6:45 p.m. **APPROVED** (UNANIMOUS)

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning